

Andrew Ross Tenant House II
1210 30th Street, N.W.
Washington (Georgetown)
District of Columbia

HABS No. DC-175

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

ANDREW ROSS TENANT HOUSE II

Location: 1210 30th Street, N. W., (Georgetown), Washington, D.C. is located on the west side of 30th Street (formerly Washington Street) midway between M (formerly Bridge Street) and Olive Street. The house forms a pair with 1208 to the south but is separated by a narrow passageway.

Present Owner: Mrs. Millicent Chatel

Present Occupant: Same

Present Use: Private Residence

Statement of Significance: 1210 30th Street is a good example of the early 19th century modest row type dwelling. It is of the type that had an office on the first floor with living quarters above. 1210 and 1208 30th Street were erected along with the Ross and Getty Building described in HABS No. DC-113.

PART I. HISTORICAL INFORMATION:

A. Physical History:

1. Original and subsequent owners: The building is located in Square 1209, lots 878 and 882 (formerly Square 39, lots 18 and 19). The following is an incomplete chain of title to the property. The references are to the Recorder of Deeds, Washington, D. C.

1787 Deed October 11, 1787, recorded October 11, 1787 in
Liber C folio 668
Thomas Beall
To
Charles Magruder
Brook Magruder
Lot 18

(Montgomery County Land Records, Rockville, Maryland)

- 1801 Deed June 27, 1801, recorded November 2, 1801 in
Liber G folio 342
Eleanor Magruder
To
Thomas Sim Lee
- 1810 Deed February 17, 1810, recorded February 28, 1810 in
Liber Y folio 45
Thomas Sim Lee
To
Andrew Ross
Robert Getty
Lots 18 and 19
"One equal moiety to the said Andrew Ross...and
the other undivided moiety to the said Robert
Getty..."
- 1827 Deed June 5, 1827, recorded June 14, 1827 in
Liber WB 17 folio 522
Richard Smith,
William S. Nicholls, Trustees
To
President, Directors and Co. of the Bank of the
United States
Conveys by default of payment of Andrew Ross, one
lot with a three story brick house on the north-
west corner of Bridge and Washington Street, about
21' on the former and 50' on the latter. One
other piece of ground with the three story brick
warehouse situated on Washington Street and ad-
joining the corner aforesaid fronting about 26'
on the said Street by 40' deep. Also a piece of
ground with the three story brick dwelling house
thereon erected North of and adjoining the last
described warehouse also 21' front by 40' deep...
One other brick three story dwelling house North
of last described...also 21' front by 40' deep.
- 1841 Deed December 23, 1841, recorded January 25, 1842 in
Liber WB 89 folio 431
Richard Smith, Trustee
William S. Nicholls, Trustee
To
Joseph W. Hand

- 1851 Deed October 21, 1851, recorded February 6, 1858 in
Liber JAS 149 folio 181
Catherine W. Hand
Heirs of Joseph W. Hand
To
Ezekiel Hughes
Consideration: \$800.00
- 1877 Deed in Trust July 3, 1877, recorded July 5, 1877 in
Liber 861 folio 133
Ezekiel Hughes
To
William D. Cassin
William A. Gordon
Sold Hereunder
- 1879 Deed December 12, 1879, recorded December 22, 1879 in
Liber 930 folio 253
William D. Cassin
William A. Gordon
To
James Goddard
Consideration: \$1550.00
- 1904 Deed June 30, 1904, recorded June 30, 1904 in
Liber 2825 folio 105
James Richard Young
To
Morgan R. Goddard
James D. Goddard
Frederick J. Goddard
- 1910 Deed July 27, 1910, recorded October 26, 1910 in
Liber 3564 folio 356
Morgan R. Goddard
Frederick J. Goddard
Mary W. Goddard
Alice D. Goddard
To
Annie K. G. James
- Deed August 5, 1910, recorded November 20, 1912 in
Liber 3591 folio 19
Annie K. Goddard James
To

Maryland Agriculture College

"said property and any funds arising thereupon
shall be treated as a memorial or memorial fund...
of the beloved brother James Douglas Goddard..."

1943 Deed December 7, 1943, recorded December 10, 1943 in
Liber 7920 folio 438

University of Maryland

Successor to Maryland Agricultural College

To

Frederick J. Goddard

Consideration: \$20,000

1948 Deed June 28, 1948, recorded July 20, 1948 in
Liber 8792 folio 152

National Savings and Trust Co.,

Executor under the Will of Frederick J. Goddard

To

Gouverneur Morris Helfenstein

1965 Lillian Helfenstein

To

Millicent Childs Investment Inc.

Deed August 2, 1965, recorded August 6, 1965 in

Liber 12458 folio 235

2. Date of erection: Between 1810 and 1811. The Deed of Partition September 23, 1811, recorded November 7, 1811 in Liber AB folio 240, mentions the five houses and buildings erected by Andrew Ross.
3. Architect: Unknown.
4. Original plans, construction, etc.: None known.
5. Alterations and additions: Since purchasing the house in 1965, Mrs. Chatel has attempted to restore the house to its original state. The front entry was relocated to its present center position and both the main gable roof and back shed roofs were raised. The present second floor mantel was brought up from the first floor and the first floor fireplace was restored to its original condition with the addition of a new mantel shelf. The corner dining room fireplace was

also reconstructed. The present floors are a combination of original and reclaimed boards. The stairs are all of original materials with the exception of the first four at the ground level.

6. Important old views: None known.

B. Historical Events Connected with the Structure:

1. Washington Directories provide the following tenant information:

1855	Samuel Fearson, carpenter
1863-80	Ezekiel Hughes, printer
1914	Mrs. Elize Riker
1915	David Vavine
1916	Samuel Miller
1918-28	Andrew J. Coleback
1929-33	Charles H. Westbrook
1934	Vacant
1935	Roy Wood
1936	Lawrence R. Patterson
1938	Vacant
1939	George Mullign
1940-43	Wise W. Hurt
1948	Vacant
1954-65	Mrs. Lillian Helfenstein
1966	Mrs. Millicent Chatel

2. The Georgetown Assessments of 1813-1818 (National Archives Microcopy 605, Group 351, roll 9) show an assessment to Andrew Ross, July 9, 1817 for the three story brick houses on Washington Street at \$10,500. The following assessment in 1818-1819 (roll 11) gives an assessment for the entire group of 5 three story brick houses on both Washington and Bridge Streets at \$22,500. Ezekiel Hughes was assessed \$300 on the land and \$1,000 on the three story brick house in 1865-70 (roll 12).
3. Ezekiel Hughes was the editor and printer of the Georgetown Advocate. Since the city directories do not list a different address, it is quite likely that he had his office on the first floor.

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4. For additional information on the early owners of the property see the following:
Thomas Sim Lee
Ross and Getty

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HABS No. DC-113

Prepared by Ellen J. Schwartz
Architectural Historian
Commission of Fine Arts
August, 1968

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: 1210 30th Street is a good example of a Federal house which is modest in elaboration but ample in size. Its simple well proportioned facade and its plain interiors - ornamented only by mantelpieces and fine furnishings - are typical of the merchant class homes of the period.
2. Condition of fabric: Both the interior and the exteriors are in good-excellent condition. The entire house has been restored by Carroll Curtice, architect, in 1967. Most of the features of the interior however are early 19th century originals and all of these elements of trim and mantelpieces are said by the owner to have been present in the house at the time of restoration.

B. Description of Exterior:

1. Overall dimensions: This 3 1/2 story brick row type faces East onto 30th Street between M and Olive Streets, and its North wall is approximately 155' south of the centerline of Olive Street. The three bay front is approximately 18'6" wide and the depth is approximately 36' (42' including kitchen addition).
2. Foundations: The foundations are generally of brick but there are remains of a rubble stone foundation wall at the South basement wall. The chimney at the North wall of the front (East) section is supported by brick walls and a segmental arch.

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3. Wall construction: This wall bearing brick structure has the North and South elevations faced with red brick laid in common bond with header courses every 6 courses. The front (East) elevation has face brick laid in Flemish bond.
4. Framing: The roof framing is with 3" x 4" rafters. Other framing of the house is not visible.
5. Porches, stoops, bulkheads, etc.: None
6. Chimneys: There are two three-flue chimneys for the house; one at the center of the North wall of the East gabled section and one at the Northwest corner of the rear shed-roofed section. At the North wall the chimney is approximately 4'-4" x 1'-8" and the other at the Northwest is approximately 5' x 2'-4".
7. Openings:
 - a. Doorways and doors: The front door at present is a 20th century 3' six panel wood door, with a three light transom. It is set in a simply trimmed masonry opening at the center bay of the first floor and its threshold is a granite step supporting a gray sandstone sill.
 - b. Windows and shutters: The East elevation is fitted with 6/6 light double-hung wood sash on the third floor and 9/6 light double-hung sash for the first two floors. The center bay window on the second and third floors is without sash and is simply a recess to receive closed pairs of shutters.

Masonry window openings have wood sills but have neither wood nor masonry arched lintels. Support of the brick over the openings has not been sufficient as evidenced by sagging; thus over some of the windows steel lintels have been installed. All East elevation windows have wood two panel fixed horizontal louver shutters painted black and simple metal shutter stops painted black. Both stops and shutters appear to be 20th century.

8. Roof:

- a. Shape, covering: The roof over the main (East) section of the house is gabled with the ridge running parallel to the street. The rear section is narrower and has a shed roof running up South to North. The covering of the gabled roof is of slate while the rear section is covered with standing seam metal.
- b. Cornice, eaves: The 30th Street facade has a single three course brick cornice with the center course a sawtooth header band.
- c. Cupolas, dormers, towers: The one dormer at the center of the East slope of the gabled roof is sided with slate, has a simple pedimental cornice, and is fitted with mid-20th century 6/6 light double-hung wood sash.

C. Description of Interior:

1. Floor plans: The basic floor plan of the house is an "L" with a large front room on each floor and a narrower rear room separated from the front by a North — South stairway. At the time of the restoration of the house two years ago, a three story addition was made at the West wall of the rear section entered from the West wall of rear rooms at each floor.

At present the first floor (with 8'-10" ceilings) has a front parlor, a rear dining room, and a kitchen in the rear addition. At the time of the restoration, however, there was a stair at the South wall of the front room. It rose from East to West and a partition separated it from the remainder of the present parlor. A door at the West end of this hall gave access to the rear yard. As part of this arrangement the doorway to the house was at the South end of the East elevation and there was a doorway in the hall partition to the parlor.

The second floor (also with 8'-10" ceilings) contains a front parlor, a rear bedroom and a laundry room in the 20th century addition.

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The third floor (with 8'-1" ceilings) includes a front bedroom, a rear bedroom and a bath in the addition. Above, the attic has a front and a rear storage room.

2. Stairways: The 2'-3" wide half-turn stairway is located between the front and rear blocks and runs up from South to North to South. From the first floor there are ten 8 1/4" risers to a landing and four back to the second floor. From the second it runs up eight and back six risers, and from the third floor it rises eight and then back five risers. The basement is reached by a straight run of twelve risers enclosed under the main stair.

Details of the stairway are very simple with a 3/4 round rail, two 1" x 1/2" balusters per tread and a 2 1/4" square newel post.

3. Flooring: Attic flooring is with large 19th century random width pine flooring 8" to 12" wide. The other floors have a combination of original and replacement pine flooring random widths of 6" to 8".
4. Wall and ceiling finish: Walls and ceilings are of unpainted plaster throughout.
5. Doorways and doors: Simple six panel wood doors are used throughout.
6. Decorative features and trim: Door trim is typically 5" wide simple trim with a molded edge. Window trim is typically 2" wide simple trim board. A 7" molded top baseboard apparently 19th century in date is used throughout. No wainscot, chair rail or cornice mold is used.
7. Notable hardware: Hardware consists of 20th century reproductions of 19th century devices.
8. Lighting: There is nothing of 19th century date or special note.
9. Heating: The only major ornamental architectural features of the structure are the mantelpieces of the second and third floors. There are six fireplaces in the house, three on each chimney and two per floor.

The first floor mantelpiece at the North wall of the front room is a quite simple 5'-6" x 4'-10" high wood enframingent with a 9" wide mantel shelf, and with a brick hearth. It is painted a medium tan. In the dining room the reconstruction has placed a corner fireplace at the Northwest. It has no mantelpiece and the 5'-3" x 3'-6" high opening is bridged by a new oak lintel.

The front room of the second floor has an ornate wood mantelpiece 5'-1" wide and 5'-0" high. The mantel shelf front edge has a convex central bay discountinuous with two concave end sections. This front edge is carved with bands of beads and ribbons. The area below the mantel shelf is divided into five panels with a rinceau ornament in the central panel, floral medallions in the semicircular edged intermediary units and paired dolphins in pointed arch cut-outs in the end blocks. These features are executed in English putty. Supporting this band and framing the sides of the fireplace are a pair of reeded pilasters. The mantelpiece is painted a medium-deep blue.

The back bedroom of the second floor has a fireplace at the West wall with a simple wood 5'-2" x 4'-8" high mantelpiece with fluted pilasters, a simple five block undermantel band and a straight line mantel shelf.

At the third floor the front bedroom fireplace has an ornamental wood 5'-5" x 4'-10" high mantelpiece. It has a 9 1/2" x 6'-8" mantel shelf with a front edge having a central convex curve and straight ends. The area under the mantel shelf is divided into five panels and decorated with English putty. A central semicircular unit is decorated with garlands, the intermediary ones have horizontal ovals with swags and flowers, and the vertical oval end blocks each has a flower feature. The vertical enframingent is with two reeded 1/8 round column segmental carved as a panel within the pilaster. The entire mantelpieces is painted a blue-green.

The back bedroom fireplace of the third floor has a very simple wood mantelpiece 4'-4" x 4'-4" high with a 7" wide mantel shelf and with no ornamental features.

The modern central heating system has radiators in each room.

D. Site:

1. General setting and orientation: The structure is one of a group of Federal and Victorian houses on this busy residential street near a major commercial street of Georgetown.
2. Enclosures: The rear yards is enclosed by a brick wall approximately 7' in height.
3. Outbuildings: None
4. Walks: The house faces directly onto a brick public sidewalk. The rear yard is completely paved with brick. To the North of the house there is an alley approximately 10' wide extending from 30th Street beyond the back line of the lot.
5. Landscaping: At the public sidewalk the facade is shaded by a 1'-0" diameter tree.

Prepared by William P. Thompson
Architect
Commission of Fine Arts
July, 1968